



## PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

February 23, 2022

<b>Project File Number:</b>	<b>LAND-2021-00269   SEPA-2021-00971</b>
<b>Proposal Name:</b>	<b>Evans Creek Relocation Comprehensive Plan and Zoning Code Amendments</b>
<b>Applicant:</b>	<b>City of Redmond</b>
<b>Staff Contacts:</b>	<b>Cathy Beam, AICP, Principal Planner</b>

### FINDINGS OF FACT

#### Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
  - i. The City of Redmond Planning Commission held study sessions on 1/12/2022 and 1/26/2022.
  - ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on 2/9/2022. Public comments received are provided as part of the Attachment C, Planning Commission Issues Matrix.
- b. **Notice and Public Involvement**  
The public hearing notice was published in the Seattle Times on 1/19/2022 in accordance with Redmond Zoning Code (RZC) 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email or postal mail to various members of the public and various agencies.

#### Redmond Zoning Code Amendment Summary and Criteria Evaluation

The City is proposing amendments to the Comprehensive Plan Land Use Map, RZC Zoning Map, and the Shoreline Master Program Shoreline Environments Map and associated text. The current alignment of Evans Creek generally constitutes the dividing line between areas on parcels with manufacturing park land use designations and industrial zoning (located to the south or west of the stream channel) versus areas with semi-rural land use designations and RA-5 zoning (located to the north or east of the stream channel). Four parcels are affected by this split zoning. Under the proposal, when the creek relocation project is complete, the properties with semi-rural designations will be changed to manufacturing park and the properties with RA-5 zoning will be changed to industrial zoning. Some of these properties currently have non-conforming uses on the northern and eastern portions of their sites. The map changes will bring these uses into conformance. In addition, since Evans Creek is a Shoreline of the State, the Shoreline Environments Map and associated text will be modified to reflect the future creek location.

The map and text amendments are provided as Attachments D, Proposed Comprehensive Plan Land Use Map Designation, Attachment E Proposed Zoning Code Zoning Map Designations, Attachment F Proposed Shoreline Master Program Shoreline Environments Map; and Attachment G: Proposed Shoreline Master Program Text Revisions.

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### Staff Analysis

<b>RZC 21.76.070.AF.5 ZONING CODE AMENDMENT CRITERIA (MAP)</b>	<b>MEETS/ DOES NOT MEET</b>	<b>STAFF ANALYSIS</b>
<i>(Full staff analysis attached as Attachment A)</i>		
a. The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;	Meets	<p>The proposed Evans Creek Relocation Code Amendments include both a Land Use Map change and Zoning Map change. These changes will provide consistency between maps.</p> <p>Additionally, the proposed Evans Creek Relocation Code Amendments are consistent with and reinforce the Comprehensive Plan, particularly Natural Environment policies, Southeast Redmond Neighborhood policies, Bear Creek Neighborhood policies, and Shoreline Master Program policies .</p> <p>NE-67 Maintain surface water quality necessary to support native fish and wildlife meeting state and federal standards over the long term. Restore surface waters that have become degraded to provide for fish, wildlife, plants, and environmentally conscious human use of the water body.</p> <p>NE-68 Restore, protect, and support the biological health and diversity of Water Resource Inventory Area (WRIA) 8 within the city.</p> <p>NE-74 Incorporate the applicable and effective recommendations of Watershed Management Plans into the City's Comprehensive Plan, development regulations, and capital facility plans.</p> <p>NE-75 Protect and enhance rivers, streams and lakes, including riparian and shoreline habitats, to protect water quality, reduce public costs, protect fish and wildlife habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve natural hydraulic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.</p> <p>NE-76 Maintain natural hydrological functions with the city's ecosystems and watersheds and encourage their restoration to a more natural state.</p>

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		<p>NE-78 Avoid development impacts to riparian corridors. Protect riparian vegetation within stream buffers to maintain ecological functions. Enhance and rehabilitate these areas if they are impacted by development and encourage this when development takes place on adjacent uplands. Establish stream buffers to protect riparian ecological functions that contribute to healthy stream systems.</p> <p>NE-79 Preserve and enhance the natural appearance of stream corridors.</p> <p>NE-81 Support the rerouting of Evans Creek from its current degraded position in a highly industrialized setting to an area to the north that allows for improved conditions, connecting wetlands to Evans Creek, and ample buffer widths.</p> <p>N-SE-8 Continue to work cooperative with neighborhood businesses to develop mutually beneficial approaches to environmental issues such as stormwater management.</p> <p>N-SE-12 Support City and regional actions to protect and restore Bear and Evans Creek for habitat, natural beauty, and peaceful recreation.</p> <p>N-SE-25 Retain opportunities for industrial businesses in the northeast corner of the neighborhood.</p> <p>N-SE-54 Maintain industry zoning in the northern part of this subarea.</p> <p>N-SE-66 Encourage developers and builders to cluster residential development away from existing manufacturing and industrial uses.</p> <p>N-BC-15 Partner with property owners and stewardship and other volunteer organizations to revegetate the Bear/Evans Creek corridor.</p>

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		<p>N-BC-16 Focus urban development outside the Bear/Evans Creek Valley by clustering development outside the 100-year floodplain. Preserve undeveloped portions of the Bear/Evans Creek Valley for habitat enhancement or steam and aquifer-friendly agriculture.</p>
		<p>N-BC-48 Include educational components in park and recreation facilities especially regarding the Bear/Evans Creek Valley ecosystem and Perrigo Springs and Creek. Consider interactive educational components like demonstration plantings. For example, consider using the future rerouting of Evans Creek away from industrial properties as an education and partnership opportunity.</p>
		<p>SL-21 Provide native vegetated buffers on the Sammamish River, Bear Creek, and Evans Creek sufficient to protect the water body and its fish and wildlife resources from the adverse effects of development adjacent to the water body, with the goal of achieving mixed mature riparian forest.</p>
		<p>SL-23 Remove invasive species from the shoreline buffer area from multi-family residential, commercial, office, research and development, manufacturing, industry or similar uses where the uses are located adjacent to the Sammamish River, Bear Creek or Evans Creek. Replant the buffer area with native trees and understory vegetation upon development or redevelopment.</p>
		<p>SL-27 Encourage the establishment of 50-foot-wide vegetated buffers along the Sammamish River, Bear Creek and Evans Creek where no buffer or a buffer of less than 50 feet now exists. Encourage this on a cooperative, incentive-based approach, fostering partnerships with the City, property owners, and other organizations if appropriate. Periodically evaluate for</p>

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		<p>success in achieving this goal in a 10-year planning horizon.</p> <p>Prepare and maintain development regulations that implement Redmond’s Comprehensive Plan and include all significant development requirements. Ensure that the development regulations are clearly written, avoid duplicative or inconsistent requirements, and can be efficiently and effectively carried out (PI-19).</p> <p>This proposal involves updating existing tree protection regulations to provide clarity and avoid inconsistent requirements and execution. The proposed regulations are in alignment with the Comprehensive Plan and the City’s Strategic Vision.</p>
b. The amendment bears a substantial relation to the public health and safety;	Meets	The amendment bears a substantial relationship to the public health and safety because the proper use of the land with clear regulations for uses in the vicinity of Evans Creek will help protect water quality and salmon habitat improvements created by the relocation.
b. The amendment is warranted because of changes in circumstances, a mistake, or because of a need for additional property in the proposed zoning district;	Meets	The current alignment of Evans Creek generally constitutes the dividing line between areas on parcels with manufacturing park land use designations and industrial zoning (located to the south or west of the stream channel) versus areas with semi-rural land use designations and RA-5 zoning (located to the north or east of the stream channel). Four parcels are affected by this split zoning. Under the proposal, when the creek relocation project is complete, the properties with semi-rural designations will be changed to manufacturing park and the properties with RA-5 zoning will be changed to industrial zoning. Some of these properties currently have non-conforming uses on the northern and eastern portions of their sites. The map changes will bring these uses into conformance.
d. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;	Meets	The subject properties are suitable for development and would be subject to the critical areas regulations and shoreline regulations in the Redmond Zoning Code.

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e. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;	Meets	The amendment will not be materially detrimental to uses or property within the immediate vicinity. This area of Southeast Redmond largely consists of manufacturing and industrial uses. The proposal will be consistent with these uses.
f. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;	Meets	Adequate public facilities and services are likely available to serve the development allowed by the proposed zone.
g. The probably adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and;	Meets	Any future development or redevelopment of these properties would be subject to a project action State Environmental Policy Act (SEPA) threshold determination on potential environmental impacts. In addition, any future development or redevelopment would be subject to the City's Zoning Code regulations, including critical areas regulations and shoreline regulations, to ensure any potential adverse environmental impacts can be mitigated.
h. The amendment complies with all other applicable criteria and standards in the RZC.	Meets	The amendment complies with all other applicable criteria and standards in the RZC.

## Recommended Conclusions of the Technical Committee

On 1/12/2022, the Technical Committee reviewed amendments to the Comprehensive Plan Land Use Map, Redmond Zoning Code Zoning Map, and Shoreline Master Program Shoreline Environments Map and associated text identified as **Attachments A, B, and C to the Technical Committee Report**, and found the amendments to be consistent with applicable review criteria and therefore recommended approval.

## RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and
- B. The Technical Committee Report (**Attachment A**).

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## Recommendation

The Planning Commission has modified amendments to the Proposed Shoreline Master Program Shoreline Environments Map and associated text in the Shoreline Master Program identified as Attachments C and D to the Technical Committee Report. These modifications, identified in Attachments F and G of this Planning Commission Report, reflect Department of Ecology input. The Commission finds the modified amendments to be consistent with applicable review criteria and therefore recommend approval.

DocuSigned by:

*Carol Helland*

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Carol Helland  
Planning and Community Development Director

DocuSigned by:

*Sherri Nichols*

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Sherri Nichols  
Planning Commission Chair

## Attachments

- A. Technical Committee Report**
- B. Public Hearing Notice**
- C. Planning Commission Issues Matrix (includes public comment)**
- D. Proposed Comprehensive Plan Land Use Map**
- E. Proposed Zoning Code Zoning Map**
- F. Proposed Shoreline Master Program Shoreline Environments Map**
- G. Proposed Shoreline Master Program Text Revisions**